



**NOTICE OF
PLANNING COMMISSION MEETING
Thursday, May 23, 2013 7:00 p.m.**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a regular **Planning Commission Meeting on May 23, 2013, beginning at 7:00 p.m.** at the City Office Building, 10246 N Canyon Road, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

PLANNING COMMISSION MEETING

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

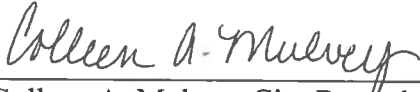
SCHEDULED ITEMS:

3. Approval of Minutes from the April 25, 2013 Planning Commission meeting
4. Review/Recommendation on Preliminary Plat for Bridgestone Plat D, located at approximately 4500 West and Harvey Boulevard
5. Review/Recommendation on Final Plat for Bridgestone Plats F & G, located at approximately 4500 West and Harvey Boulevard
6. Review/Recommendation on Amendments to Title 3 Chapter 1 of the City Code, Regarding Residential Rental Properties Business Licensing
7. Discussion/Review on Conditional Use Permits
8. Committee Assignments and Reports

ADJOURNMENT

9. Adjourn

Posted this 17th day of April, 2013



Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.

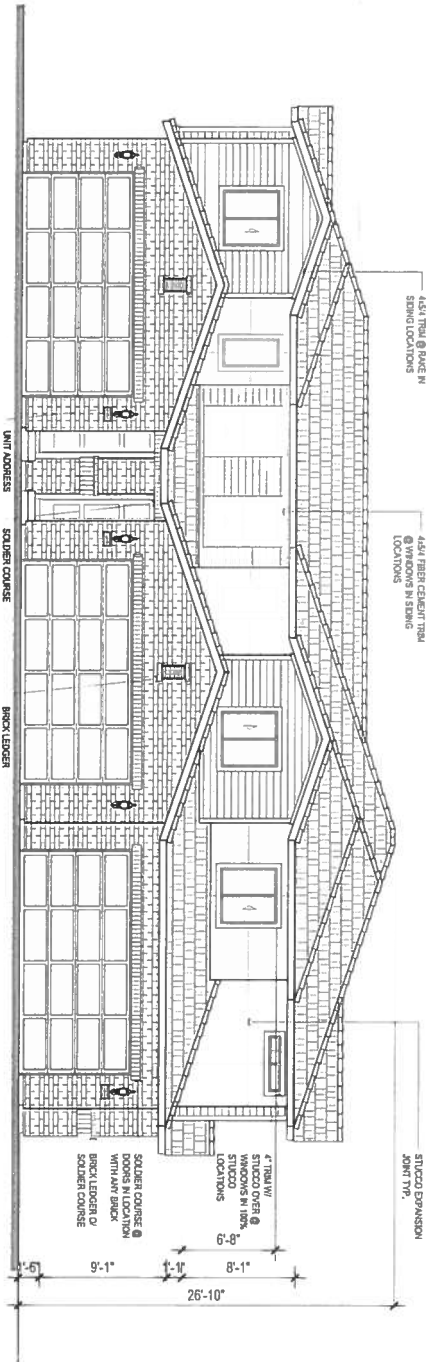


CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	5/23/2013

Planning Commission Agenda Item

SUBJECT:	Review / Action on Bridgestone Plat D Preliminary/Conceptual approval
APPLICANT PRESENTATION:	Rich Welch, Garbett Homes
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: Bridgestone Plat D includes only one building with three units. Garbett Homes plans to complete Plat D by building a three-plex; of concern to the City are the proposed utility layouts, as well as not interfering with existing sewer laterals. Also, building elevations should closely match the existing Bridgestone designs standards.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed plat and elevations	
RECOMMENDATION: n/a	
MOTION: To recommend / not recommend preliminary conceptual approval for Bridgestone Plat D	



Conceptual 3-Plex Front Elevation

Cedar Hills

Scale: 1/4" = 1'-0"



Cedar Hills

CONCEPTUAL 3-PLEX FRONT ELEVATION A3.3

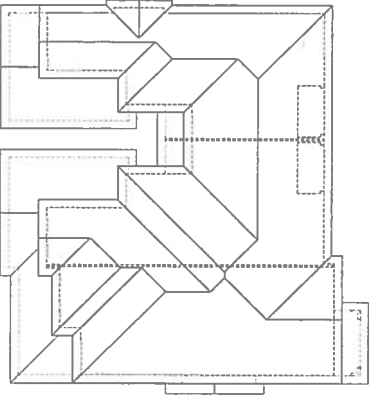
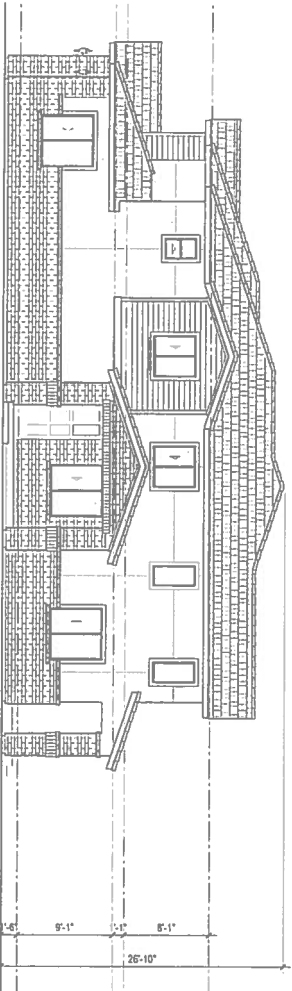
garbetteHOMES.com
New Project Listing

Garbett Homes
273 North East Capitol St.
Salt Lake City, UT
(801) 456-2430
www.garbettHomes.com

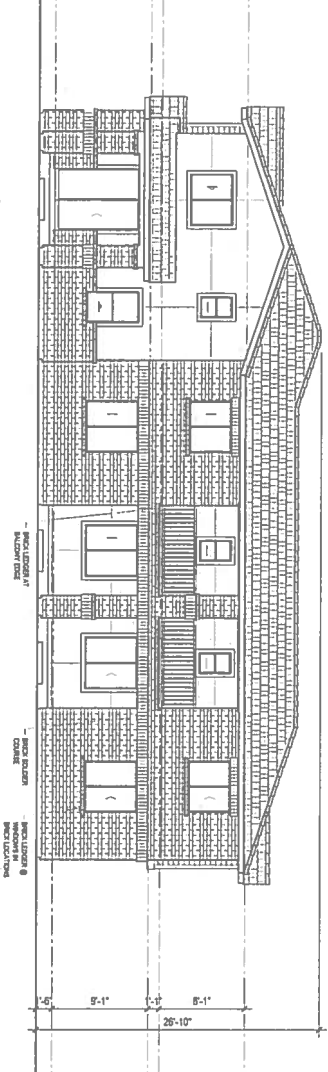
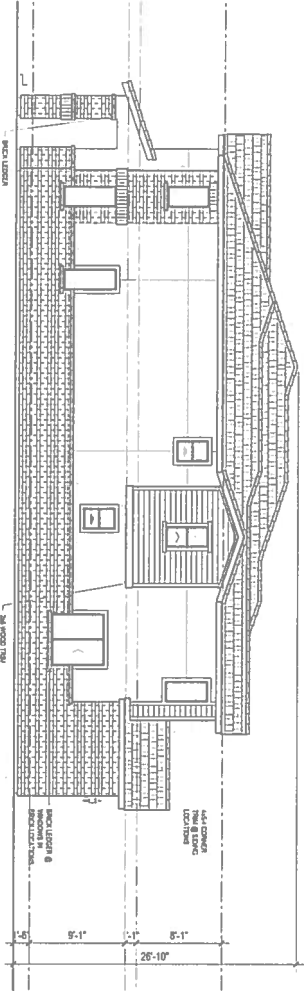
CEDAR HILLS, UTAH
11111 2011-001 01/17/21

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
kpg.com





ROOF PLAN
SCALE: 3/32"=1'-0"



Scale: 1/4" = 1'-0"

Cedar Hills

CONCEPTUAL 3-PLEX EXTERIOR ELEVATIONS A3.4

garbethehomes.com
New Projects

Garbett Homes
273 North East Capitol St.
Salt Lake City, UT
(801) 456-2430
www.garbethehomes.com

CEDAR HILLS, UTAH
PROJECT # 2011-0015
01/09/2011

Architecture+Planning
17922 Elich
Irvine, CA 92614
949 851 2133
ktgy.com





CITY OF CEDAR HILLS

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FROM:	Chandler Goodwin, Assistant City Manager
DATE:	5/23/2013

Planning Commission Agenda Item

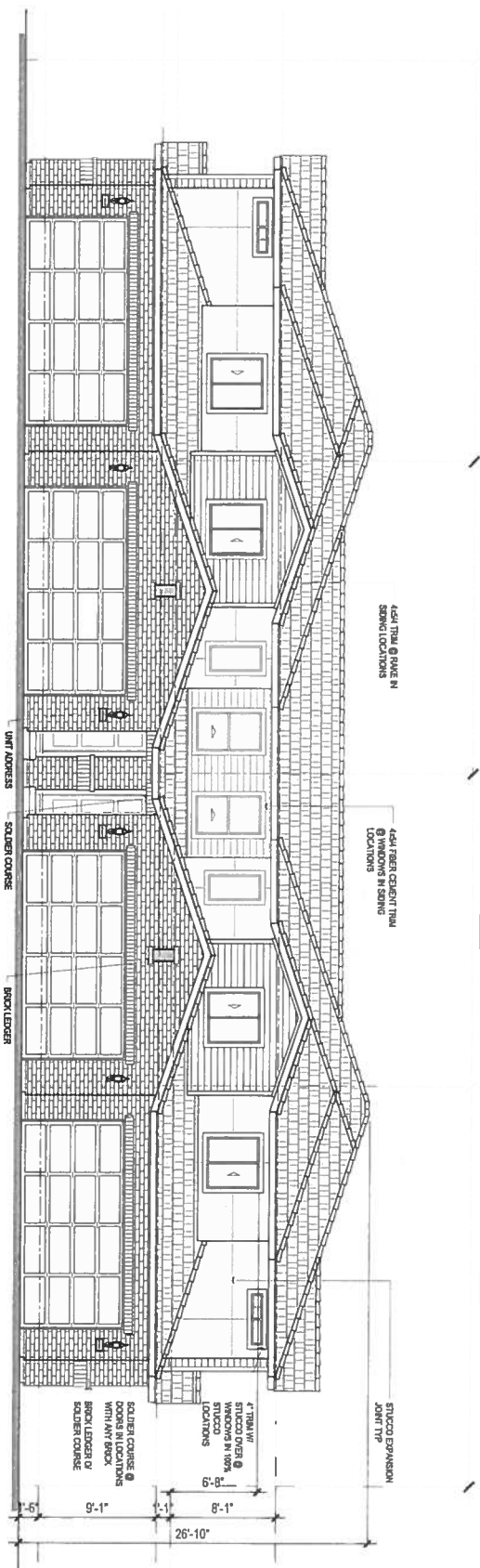
SUBJECT:	Review / Action on Bridgestone Plats F & G Final approval
APPLICANT PRESENTATION:	Rich Welch, Garbett Homes
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: The City Council has given the preliminary/conceptual approval for Bridgestone Plats F & G and the exterior elevations. The Planning Commission shall review the final plan, final engineer drawings and supporting documents for final approval.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed plats, elevations, engineering plans	
RECOMMENDATION: n/a	
MOTION: To recommend / not recommend final approval of Bridgestone Plats F & G	

PBR

PAR

PA

PB



Conceptual 4-Plex Front Elevation

Front Elevation Total
386 sq ft Brick (49.2%)
166 sq ft Siding (21.2%)
232 sq ft Stucco (29.6%)
784 total material (100%)

Overall Material Totals
1,853 sq ft Brick (49.8%)
330 sq ft Siding (8.9%)
1,538 sq ft Stucco (41.3%)
3,721 total material

Scale: $\frac{1}{4}'' = 1' - 0''$

Cedar Hills

CONCEPTUAL 4-PLEX FRONT ELEVATION A4.3

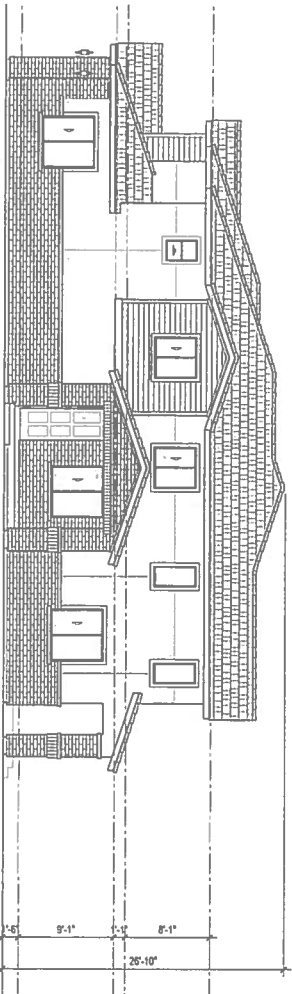
garbettHOMES.com

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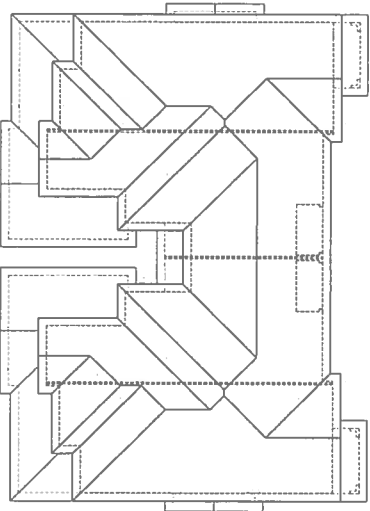
CEDAR HILLS, UTAH
K 167 # 2013-0038 01/07/2012

Architecture+Planning
17922 Flich
Irvine, CA 92614
949.851.2133
ktgy.com

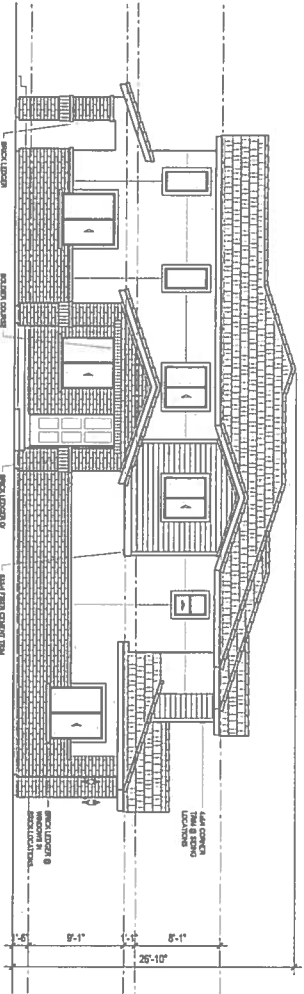
ktw



RIGHT

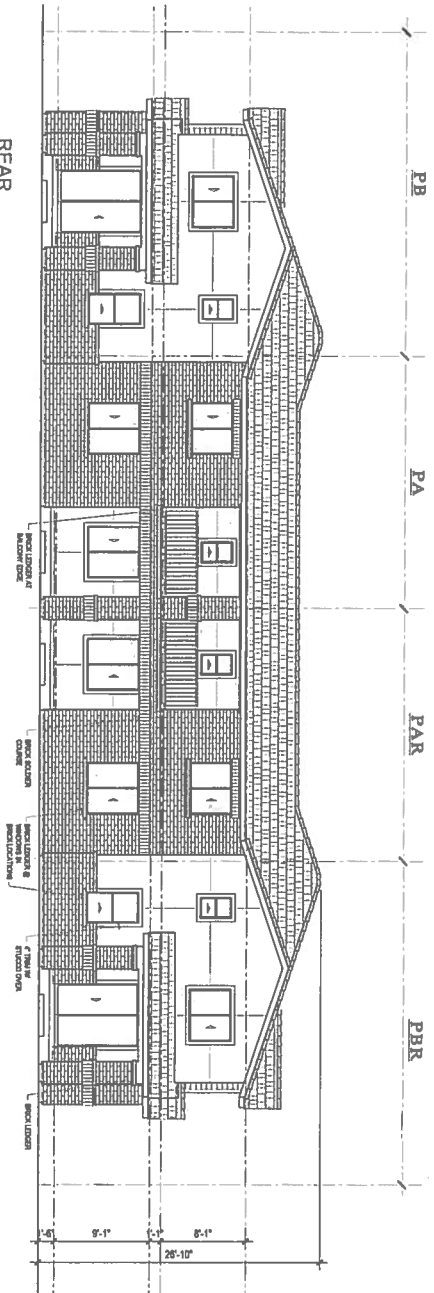


ROOF PLAN
SCALE 3/32"=1'-0"



LEFT

Side Elevation Total
389 sq ft Brick (45.4%)
79 sq ft Siding (9.2%)
389 sq ft Stucco (45.4%)
857 total material (100%)



REAR

Rear Elevation Total
689 sq ft Brick (66.3%)
6 sq ft Siding (0.5%)
528 sq ft Stucco (43.2)
1,223 total material (100%)

Scale: 1/4" = 1'-0"

Cedar Hills

CONCEPTUAL 4-PLEX EXTERIOR ELEVATIONS A4.4

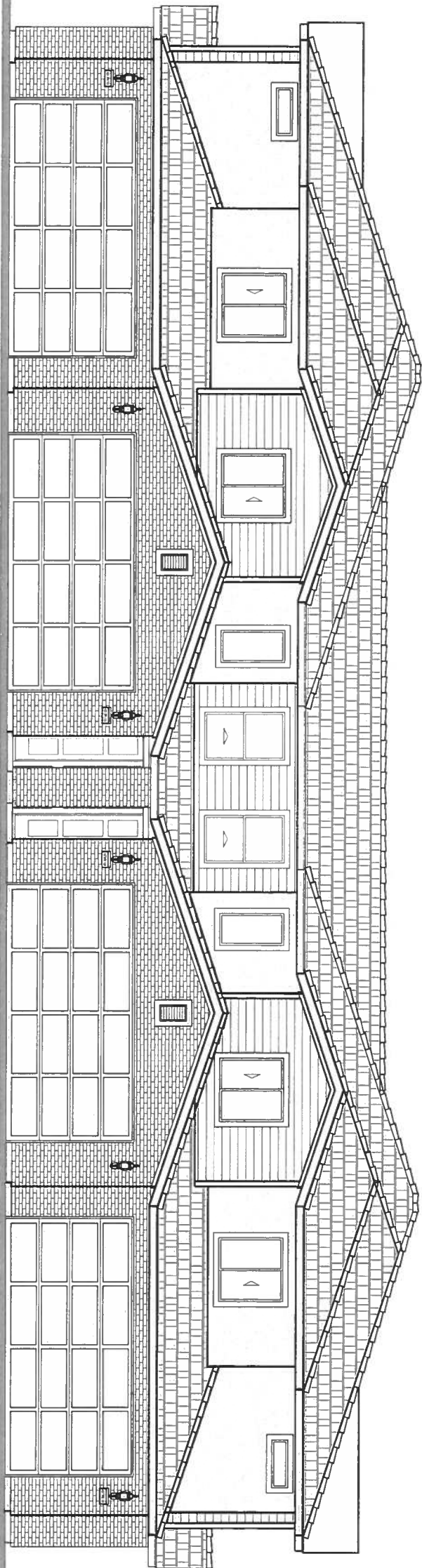
garbettHOMES.com
New Media Div.

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CEDAR HILLS, UTAH
EST. 2011

Architecture+Planning
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Irvine, CA 92614
949.851.2133
kgay.com





5 sq ft
Siding

92 sq ft
Stucco

56 sq ft
Siding

24 sq ft
Stucco

44 sq ft
Siding

24 sq ft
Stucco

56 sq ft
Siding

92 sq ft
Stucco

5 sq ft
Siding

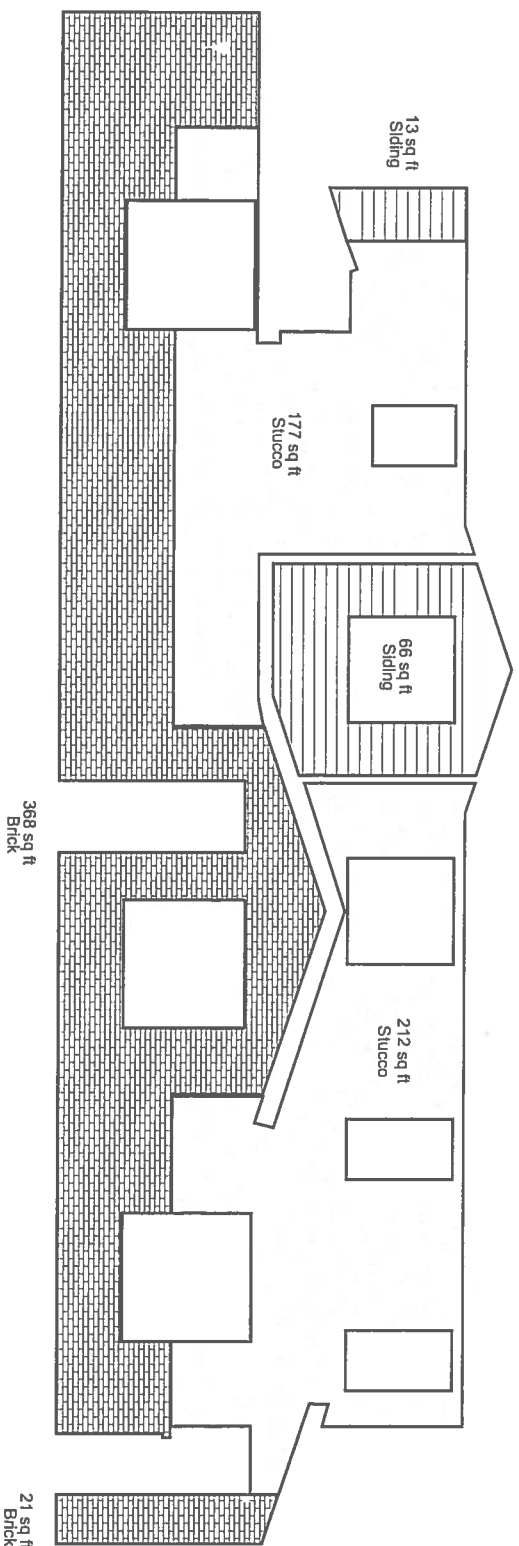
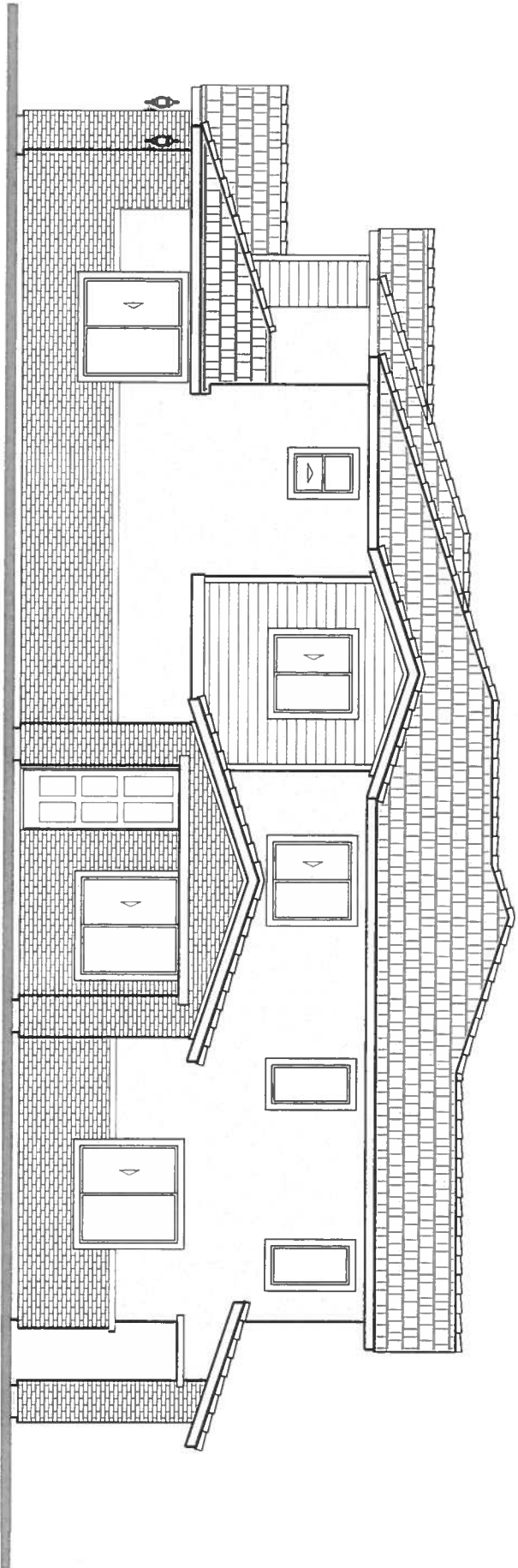
182 sq ft
Brick

22 sq ft
Brick

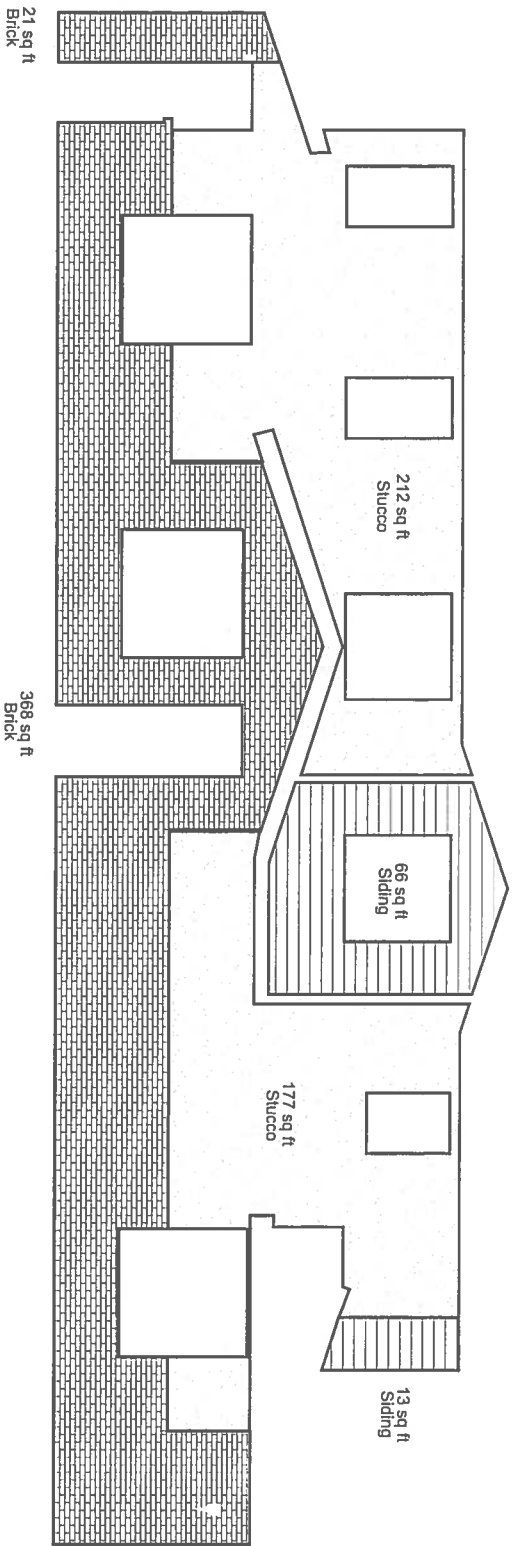
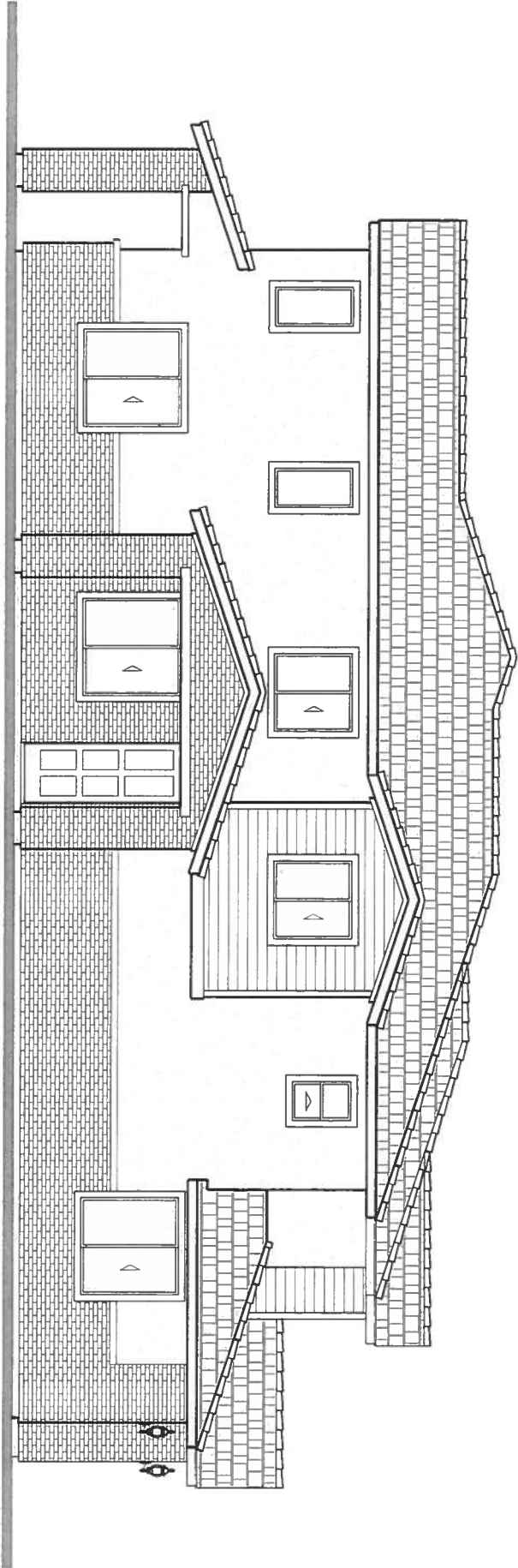
182 sq ft
Brick

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3,721 total material	

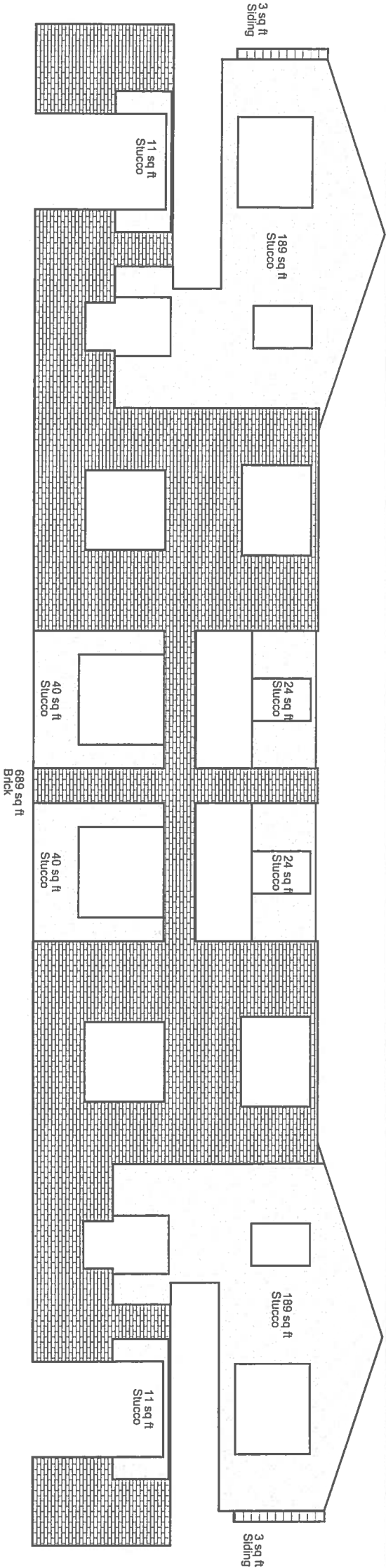
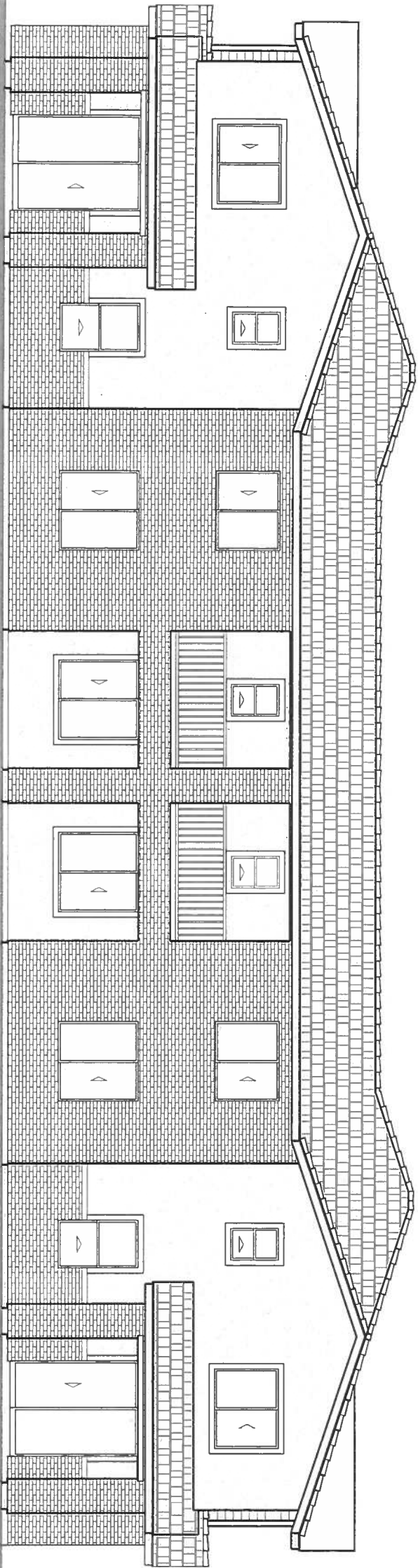
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79 sq ft Siding (9.2%)
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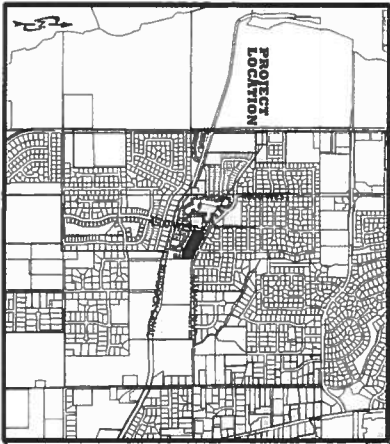


Rear Elevation Total	
689 sq ft Brick (56.3%)	
6 sq ft Siding (0.5%)	
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1,223 total material (100%)	

BRIDGESTONE PLAT "F" & "G"

FINAL CONSTRUCTION DRAWINGS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND
THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
CITY OF CEDAR HILLS, UTAH



VICINITY MAP

SHEET INDEX

CV1	COVER SHEET
NT1	GENERAL NOTES AND SPECIFICATIONS
	FINAL PLAT - BRIDGESTONE PLAT "F"
	FINAL PLAT - BRIDGESTONE PLAT "G"
DM1	DEMOLITION PLAN
UT1	UTILITY PLAN
GP1	GRADING & DRAINAGE PLAN
PP1	PLAN & PROFILE - EKERIDGE LANE AND DEERFIELD LANE
SW1	STORM WATER POLLUTION PREVENTION PLAN
DT1	DETAIL SHEET

OWNED/DEVELOPED BY:

GARRETT HOMES
RICH WELCH
273 NORTH EAST CAPITOL STREET
SALT LAKE CITY, UT 84103
(801) 580-2640

PLANS PREPARED BY:

PROTERRA GROUP
DAVE REDDISH - PROJECT MANAGER
1654 REUNION AVENUE, SUITE 10A
SOUTH JORDAN, UTAH 84095
(801) 253-0248 TEL.
(801) 253-6139 FAX

MUNICIPALITY:

DAVID BUNKER
CITY OF CEDAR HILLS
10246 NORTH CANYON ROAD
CEDAR HILLS, UT 84115
(801) 785-9668 EXT. 101 TEL.



JOB NO GAR010
2 Sheets (Drawn, No. 201)

DRAWN:
DESIGN:
CHECKED: CK
SURVEYED:
DATE: 5/15/13

REV. NO.	REVISION DESCRIPTION	DATE

BRIDGESTONE
COVER SHEET
FINAL CONSTRUCTION DRAWINGS

PROTERRA
GROUP
1654 Reunion Ave. Suite 10A, South Jordan Utah 84095
Phone: (801) 253-0248 Fax: (801) 253-6139
www.proterragroup.com



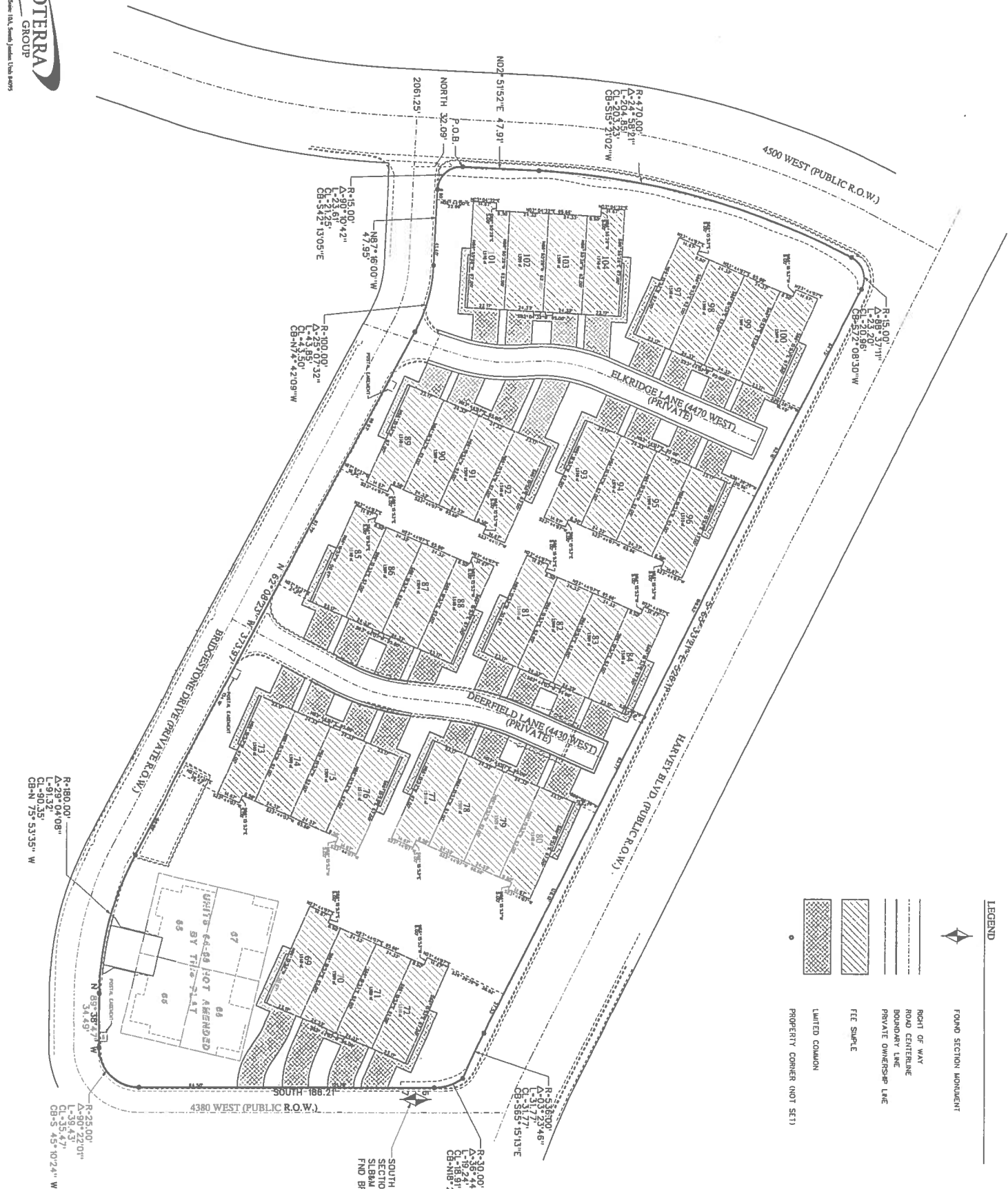
SHEET
CV1

ABBREVIATIONS

- | | |
|--|-----------------|
| BOUNDARY LINE | _____ |
| LOT LINE | _____ |
| SECTION LINE | _____ |
| RIGHT OF WAY | _____ |
| CENTER LINE | _____ |
| PROPOSED WATER MAIN (SIZED AS INDICATED) | 12" 8" _____ |
| PROPOSED STORM DRAIN (SIZED AS INDICATED) | 12" 8" _____ |
| PROPOSED SANITARY SEWER (SIZED AS INDICATED) | 12" 8" _____ |
| PROPOSED IRRIGATION (SIZED AS INDICATED) | 12" 8" _____ |
| PROPOSED COMMUNICATION/TELEPHONE LINE | COMM _____ COMM |
| PROPOSED GAS LINE | _____ 6" _____ |
| PROPOSED BARRIED ELECTRICAL | _____ 12" _____ |
| PROPOSED WHITE-BARRIED FENCE | _____ 12" _____ |
| PROPOSED WHITE/WOOD FENCE | _____ 12" _____ |
| EASEMENT | _____ 12" _____ |
| OVERHEAD POWER LINE | _____ 12" _____ |
| OPEN DITCH, CANAL, FLOW LINE | _____ 12" _____ |
| PROPERTY SET BACKS | _____ 12" _____ |
| PROPOSED EDGE OF ASPHALT / CURB & GUTTER | _____ 12" _____ |
| EXISTING RAILROAD TRACKS | _____ 12" _____ |
| EXISTING EDGE OF PAVEMENT | _____ 12" _____ |
| EXISTING WATER MAIN (SIZED AS INDICATED) | 12" 8" _____ |
| EXISTING STORM DRAIN (SIZED AS INDICATED) | 12" 8" _____ |
| EXISTING SANITARY SEWER (SIZED AS INDICATED) | 12" 8" _____ |
| EXISTING IRRIGATION (SIZED AS INDICATED) | 12" 8" _____ |
| EXISTING COMMUNICATION/TELEPHONE LINE | COMM _____ COMM |
| EXISTING GAS LINE | _____ 6" _____ |
| EXISTING BARRIED ELECTRICAL | _____ 12" _____ |
| EXISTING WHITE-BARRIED FENCE | _____ 12" _____ |
| EXISTING WHITE/WOOD FENCE | _____ 12" _____ |
| EXISTING EASEMENT | _____ 12" _____ |
| EXISTING OVERHEAD POWER LINE | _____ 12" _____ |
| EXISTING OPEN DITCH, CANAL, FLOW LINE | _____ 12" _____ |

- | | | | | | |
|--|------------------------------|--|-------------------------------------|--|--------------------------------|
| | PROPOSED POWER POLE | | PROPOSED SIGN | | PROPOSED STREET LIGHT |
| | EXISTING POWER POLE | | EXISTING SIGN | | EXISTING STREET LIGHT |
| | PROPOSED SERVICE LATERAL | | PROPOSED DEDICATION SERVICE LATERAL | | PROPOSED WATER SERVICE LATERAL |
| | EXISTING WATER VALVE | | PROPOSED WATER VALVE GATE | | PROPOSED COMBUSTION BOX |
| | PROPOSED MANHOLE | | EXISTING MANHOLE | | PROPOSED CATCH BASIN |
| | PROPOSED AIR VAC | | PROPOSED FIRE HYDRANT ASSEMBLY | | EXISTING CATCH BASIN |
| | ROAD BALANCE ARROW | | EXISTING FIRE HYDRANT ASSEMBLY | | PROPOSED WATER METER |
| | PROPOSED SEWER LATERAL ARROW | | EXISTING SEWER LATERAL ARROW | | EXISTING WATER METER |
| | MANHOLE | | SEWER MANHOLE NUMBER | | STORM DRAIN MANHOLE NUMBER |

- | | | |
|----|--------------|----------------------------------|
| A | ADVA | AMERICAN TRADE WORKS ASSOCIATION |
| B | ALG | ALGEBRAIC DIFFERENCE |
| C | CB | CADIT RASIN |
| D | CDWH | COMMUNICATION |
| E | CR | CLEAR RETURN |
| F | D1 | DIALECTAL ROOM |
| G | ELEV | ELEVATION |
| H | EV | EVAPORATION |
| I | FL | FLOW LINE |
| J | FT | FOOT |
| K | G.B. | GRADE BREAK |
| L | G.V. | GATE VALVE |
| M | HORIZONTAL | HORIZONTAL |
| N | IBR | INDUSTRIAL |
| O | K | K |
| P | L | LINE |
| Q | LINEAR | LINEAR FOOT |
| R | LY | LY |
| S | LEFT | LEFT |
| T | MAX | MAXIMUM |
| U | MAN | MANHOLE |
| V | MAN | MANHOLE |
| W | M.O. | NOT ORIGINATE |
| X | P | POINT OF INTERSECTION |
| Y | PCC | POINT OF CURVATURE |
| Z | PCC | POINT OF COMPOUND CURVATURE |
| AA | PCC | POINT OF BEGINNING |
| AB | PCC | POINT OF REVERSE CURVATURE |
| AC | PCC | POINT OF TANGENCY |
| AD | PCC | POINT OF VERTICAL CURVATURE |
| AE | PCC | POINT OF VERTICAL INTERSECTION |
| AF | PVT | POINT OF VERTICAL TANGENCY |
| AG | ROAD | ROAD |
| AH | RIGHT-OF-WAY | RIGHT-OF-WAY |
| AI | RT | RIGHT |
| AJ | RT | RIGHT |
| AK | S | SLOPE |
| AL | SS | STEEL DRAIN |
| AM | STATIONARY | STATIONARY SINKER MANHOLE |
| AN | STA | STATION |
| AO | TBC | TOP BACK OF CURB |
| AP | TENT | TENT |
| AQ | VERTICAL | VERTICAL |
| AR | WATER | WATER |
| AS | W | WATER |
| AT | W | WATER |
| AW | W | WATER |
| AX | W | WATER |
| AY | W | WATER |
| AZ | W | WATER |
| BA | W | WATER |
| BB | W | WATER |
| BC | W | WATER |
| BD | W | WATER |
| BE | W | WATER |
| BF | W | WATER |
| BG | W | WATER |
| BH | W | WATER |
| BI | W | WATER |
| BJ | W | WATER |
| BK | W | WATER |
| BL | W | WATER |
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| BO | W | WATER |
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| BZ | W | WATER |
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| CB | W | WATER |
| CC | W | WATER |
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| CG | W | WATER |
| CH | W | WATER |
| CI | W | WATER |
| CJ | W | WATER |
| CK | W | WATER |
| CL | W | WATER |
| CM | W | WATER |
| CN | W | WATER |
| CO | W | WATER |
| CP | W | WATER |
| CQ | W | WATER |
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| CS | W | WATER |
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| CZ | W | WATER |
| DA | W | WATER |
| DB | W | WATER |
| DC | W | WATER |
| DD | W | WATER |
| DE | W | WATER |
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| DG | W | WATER |
| DH | W | WATER |
| DI | W | WATER |
| DJ | W | WATER |
| DK | W | WATER |
| DL | W | WATER |
| DM | W | WATER |
| DN | W | WATER |
| DO | W | WATER |
| DP | W | WATER |
| DQ | W | WATER |
| DR | W | WATER |
| DS | W | WATER |
| DT | W | WATER |
| DU | W | WATER |
| DV | W | WATER |
| DW | W | WATER |
| DX | W | WATER |
| DY | W | WATER |
| DZ | W | WATER |
| EA | W | WATER |
| EB | W | WATER |
| EC | W | WATER |
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| EE | W | WATER |
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| EP | W | WATER |
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| ER | W | WATER |
| ES | W | WATER |
| ET | W | WATER |
| EU | W | WATER |
| EV | W | WATER |
| EW | W | WATER |
| EX | W | WATER |
| EY | W | WATER |
| EZ | W | WATER |
| FA | W | WATER |
| FB | W | WATER |
| FC | W | WATER |
| FD | W | WATER |
| FE | W | WATER |
| FF | W | WATER |
| FG | W | WATER |
| FH | W | WATER |
| FI | W | |



LEGEND

FOUND SECTION MONUMENT

RIGHT OF WAY

ROAD CENTERLINE

BOUNDARY LINE

PRIVATE OWNERSHIP LINE

FEE SIMPLE

LIMITED COMMON

PROPERTY CORNER (NOT SET)

AMENDED PLAT "F" (SECOND)
VACATING PLAT "C"

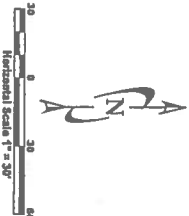
SHEET 2 OF 2

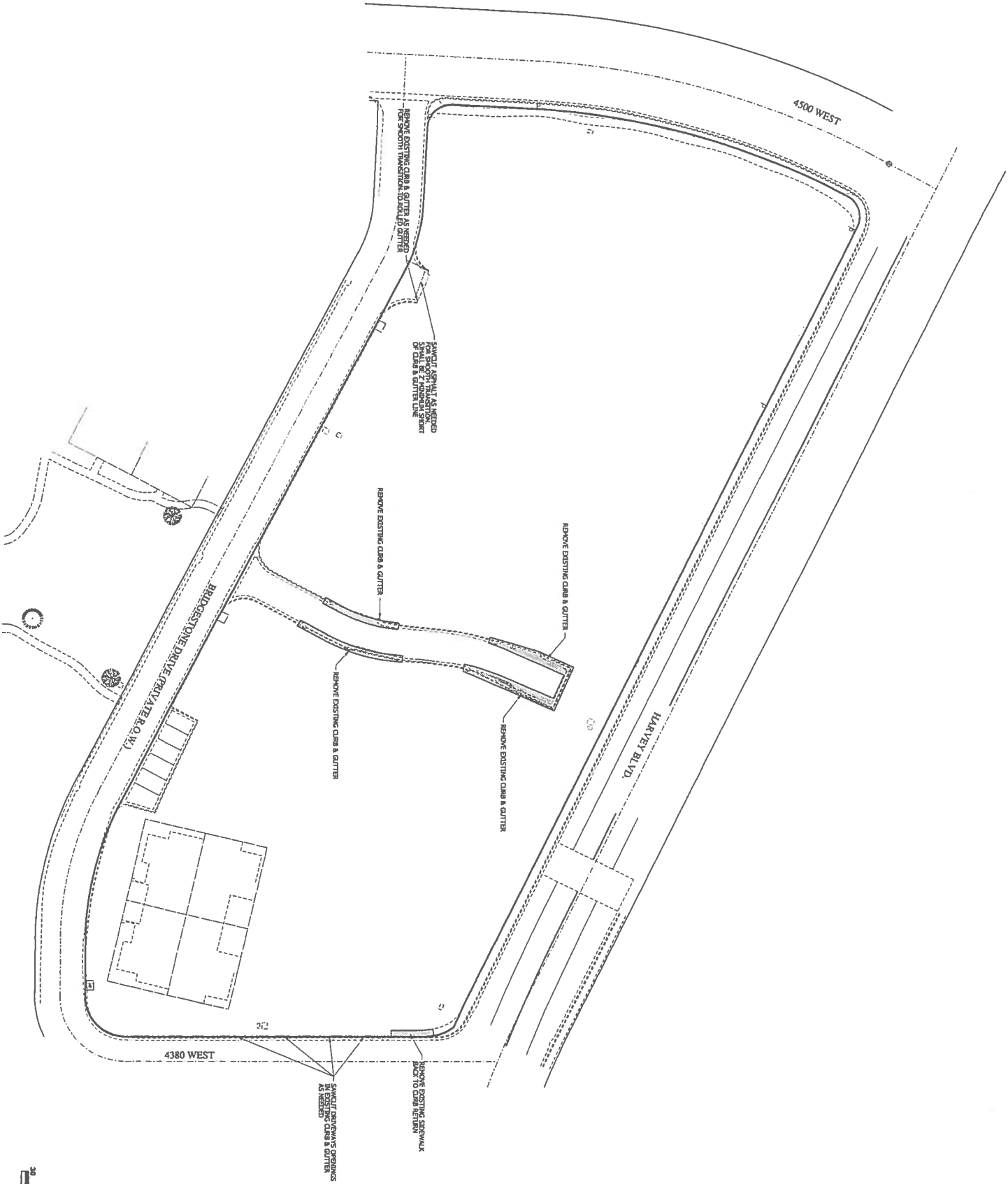
BRIDGESTONE
A TOWNHOME PLANNED UNIT DEVELOPMENT
CEDAR HILLS, UTAH COUNTY, UTAH

SANCTIONS SEAL
NOTARY PUBLIC SEAL
SUT-COUNTY SUGGEST SEAL
CLERK-RECORDED SEAL

NOTES
1. ALL COMMON AND LIMITED COMMON SPACE AREAS ARE PUBLIC UTILITY EASEMENTS.

STREET ADDRESS
63 4382 WEST BRIDGESTONE DRIVE
64 4382 WEST BRIDGESTONE DRIVE
65 4382 WEST BRIDGESTONE DRIVE
66 4382 WEST BRIDGESTONE DRIVE
67 4382 WEST BRIDGESTONE DRIVE
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99 4382 WEST BRIDGESTONE DRIVE
100 4382 WEST BRIDGESTONE DRIVE





DM1

SHEET

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BRIDGESTONE PLAT "F"

DEMOLITION PLAN

FINAL CONSTRUCTION DRAWINGS

REV. NO.	REVISION DESCRIPTION	DATE

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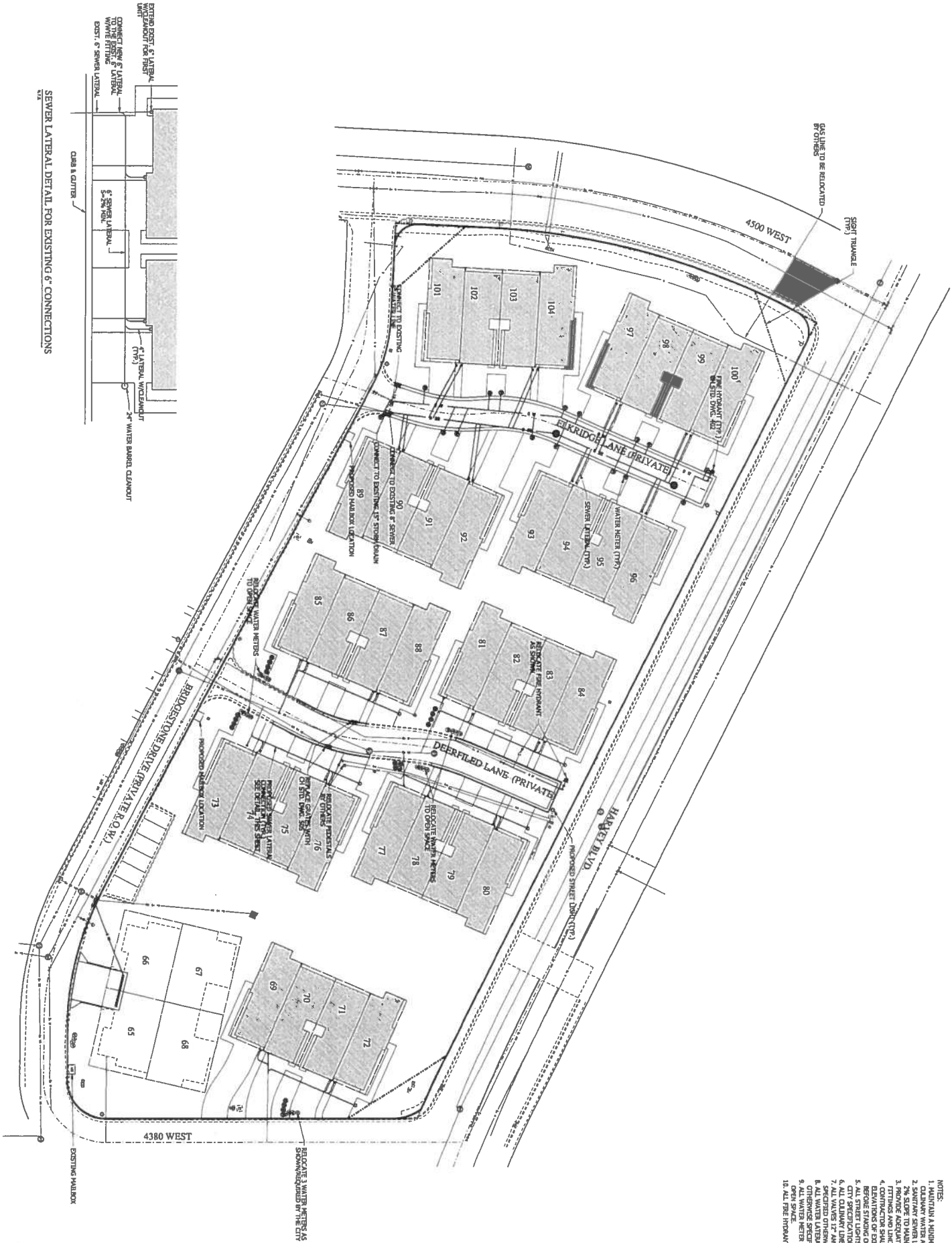
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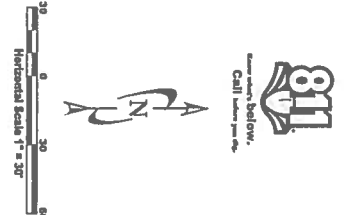
DATE: 5/13/13

JOB NO. GAR010

DATE: 5/13/13



- NOTES:
1. MAINTAIN A MINIMUM OF 1' SEPARATION BETWEEN SANITARY WATER AND SEWER MAIN LINES AND LATERALS.
 2. SANITARY SEWER LATERALS ARE TO BE 8\"/>
 3. PROVIDE ADEQUATE THROTTLE BLOCKING AND VESICA LIDS AT ALL INTERSECTIONS AND VALVES.
 4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.
 5. ALL UTILITY LINES SHALL BE INSTALLED AS PER COLOR RULES CITY SPECIFICATIONS.
 6. ALL UTILITY LINES ARE TO BE BLUE CORO PVC DR11 TYPE.
 7. ALL VALVES 12\"/>
 8. ALL WATER LATERALS ARE TO BE 3/4\"/>
 9. ALL WATER METER BOXES ARE TO BE LOCATED IN THE FRONT YARD OF EACH LOT.
 10. ALL FIRE HYDRANTS ARE TO HAVE AN ADJUTANT VALVE.



UT1

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BRIDGESTONE PLAT "F"

OVERALL UTILITY PLAN

FINAL CONSTRUCTION DRAWINGS

REV. NO.	REVISION DESCRIPTION	DATE

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DESIGN:

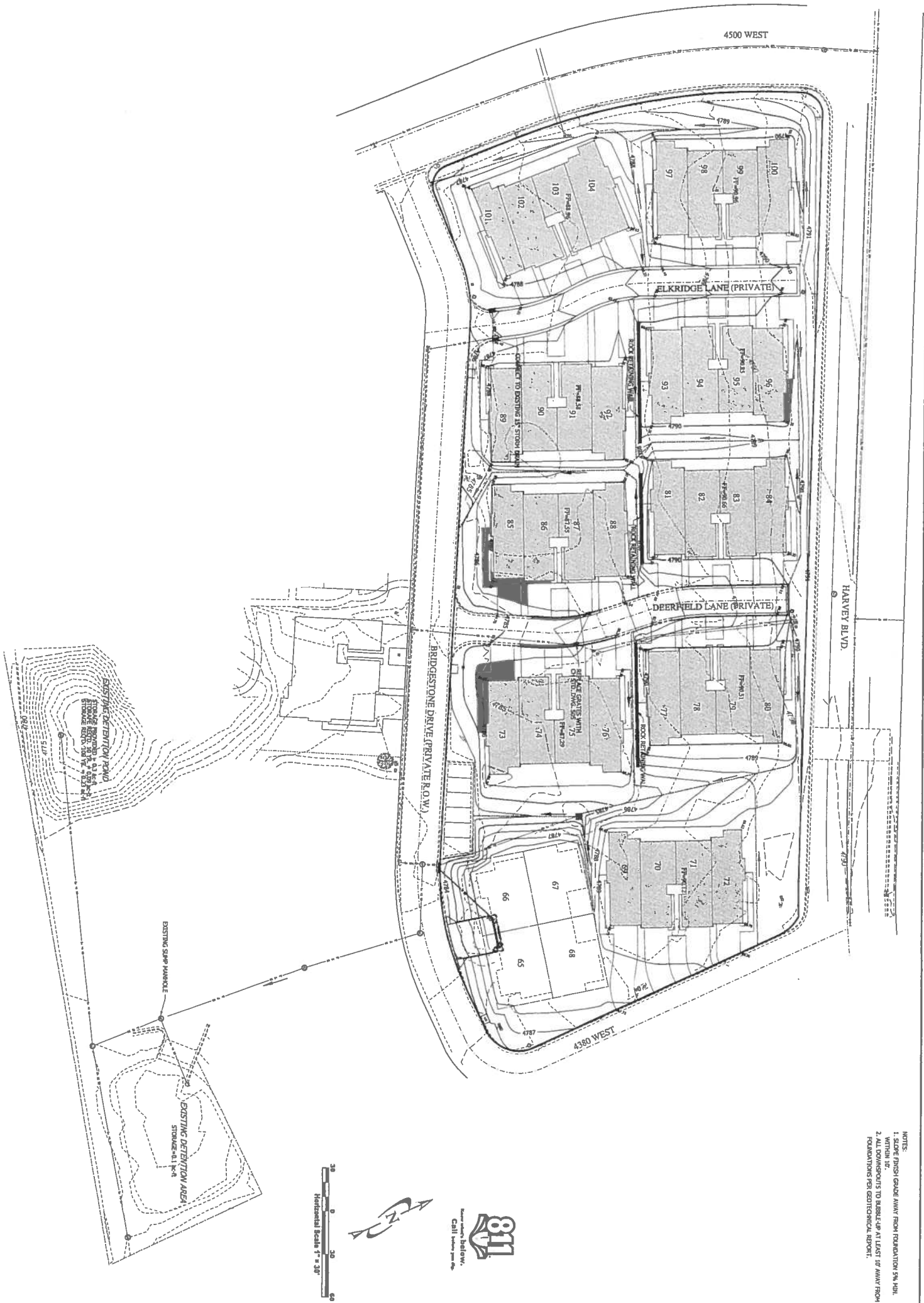
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SURVEYED:

DATE: 5/15/13

JOB NO GAR010

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NOTES:
1. SLOPE FINISH GRADE AWAY FROM FOUNDATION 5% MIN.
WITHIN 10'.
2. ALL DOWNSPUTS TO RAISE-UP AT LEAST 10' AWAY FROM
FOUNDATIONS PER GEOTECHNICAL REPORT.

GP1

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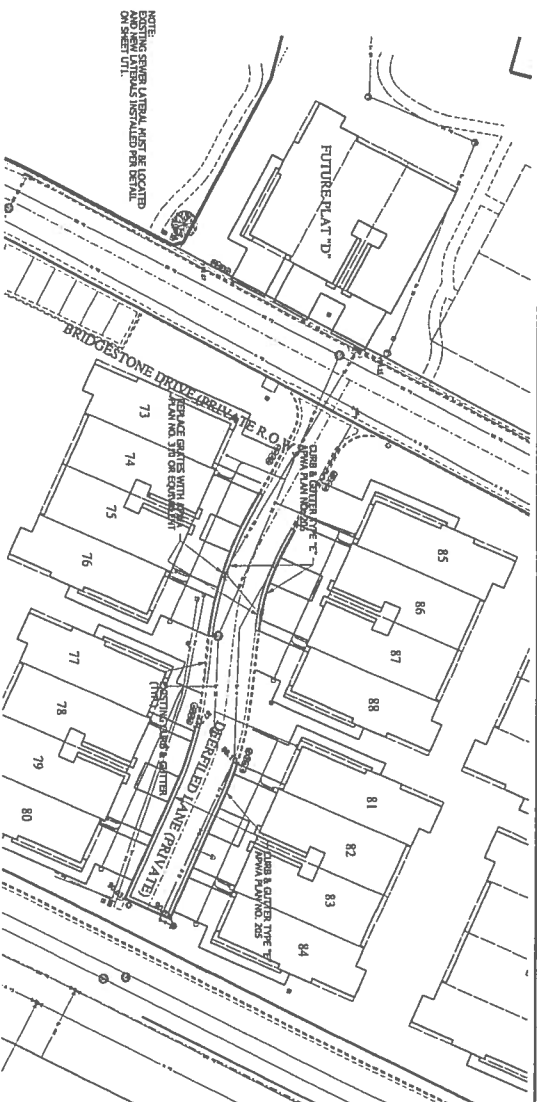
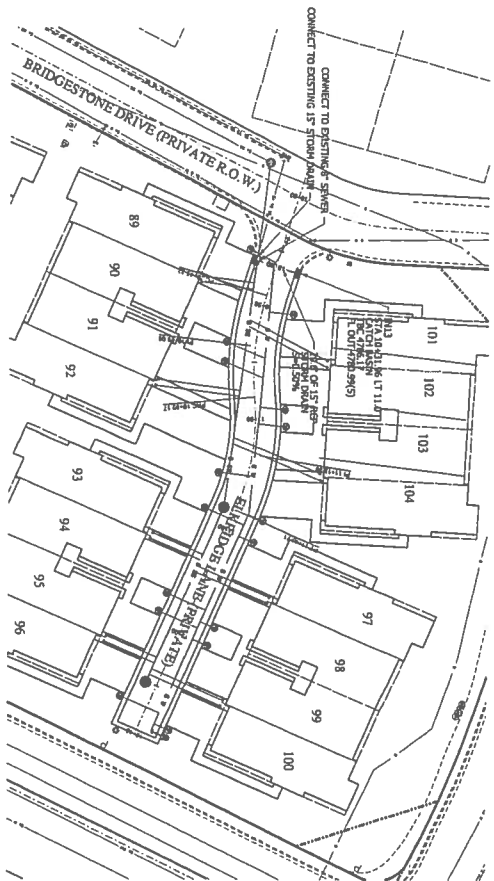
BRIDGESTONE PLAT F
OVERALL GRADING PLAN
FINAL CONSTRUCTION DRAWINGS

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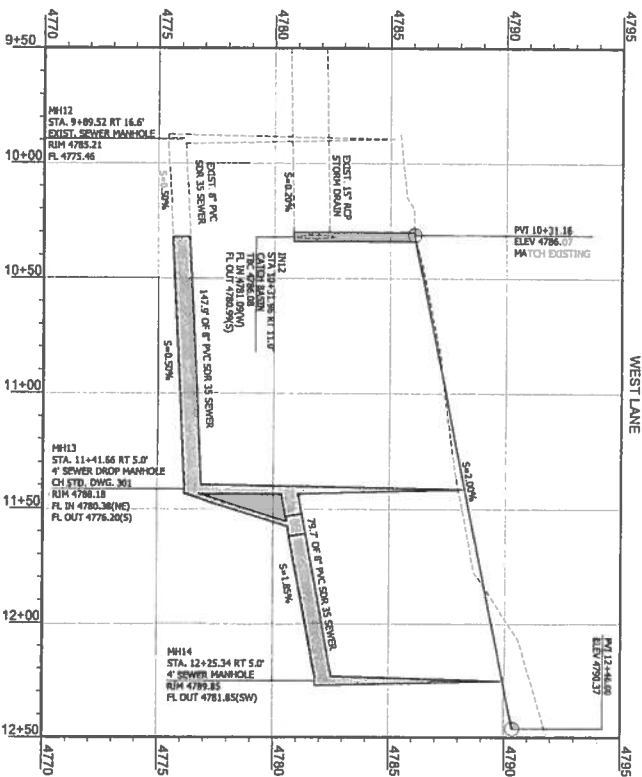
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DATE: 1/15/13

811
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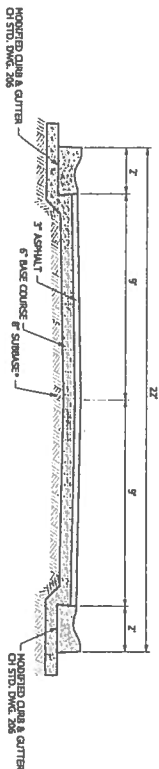
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EAST LANE ROADWAY PLAN

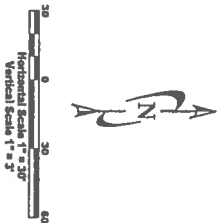


WEST LANE



WEST ALLEY TYPICAL SECTION

SCAFFOLD AND COMPACTED TO 90% DRY DENSITY
NOTE: CROSS SECTION SHOWN IS FOR AVERAGE TYPES OF EXISTING
ENGINEERING GEOTECHNICAL STUDY DATED 8/14/97, DRAFTED FOR 8/27/98



BRIDGESTONE PLAT "F"
PLAN & PROFILE - WEST & EAST LANES
FINAL CONSTRUCTION DRAWINGS

REV. NO.	REVISION DESCRIPTION	DATE

DRAWN: <i>CH</i>	JOB NO. GARDIO
DESIGN: <i>CH</i>	0.0000 (Scale: 1" = 30')
CHECKED: <i>CH</i>	
SURVEYED: <i>CH</i>	
DATE: 6/15/13	



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- CONSTRUCTION SEQUENCE
1. PRELIMINARY SOILS EXCAVATION

2. CONSTRUCTION OF UNDERGROUND UTILITIES

3. CURB AND GUTTER

4. ASPHALT

5. FINAL GRADING AND HOME CONSTRUCTION
- ESTIMATED START DATE: SUMMER 2013

NOTE:
1. ALL PROPERTY LIES WITHIN
FLOOD ZONE X.

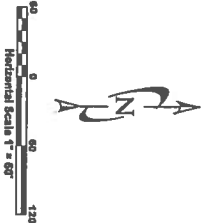
- Legend
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DROP-INLET BARRIER

GRADING LIMITS

SILT FENCE

STREET FLOW



- GENERAL EROSION, REVEGETATION AND SEDIMENT NOTES
1. CONTRACTOR SHALL NOTIFY CITY OF CEDAR HILLS ENGINEER AT (817) 785-4649 BY FIVE DAYS PRIOR TO COMMENCING CONSTRUCTION SO THAT A RECONSTRUCTION MEETING CAN BE SCHEDULED.

2. ALL CONSTRUCTION SHALL CONFORM TO CITY OF CEDAR HILLS STANDARDS AND SPECIFICATIONS.

3. THE CONTRACTOR SHALL CONTACT RAIN STAGE (800) 233-5269 FOR GUIDANCE OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION. CALL FOR UNDERGROUND LOCATIONS TWO WORKING DAYS PRIOR TO ANY EXCAVATION.

- GENERAL STORM WATER PROTECTION NOTES
1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RAINFALL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNEXPECTED PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE EXISTING STREETS CLEAN AND FREE FROM DEBRIS DEPOSITED BY TRAFFIC TO OR FROM THE SITE.

4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF.

5. ALL AREAS DISTURBED DURING MASS GRADING, EXCLUDING PROPOSED ROADWAYS AND AREAS UNDER CONSTRUCTION, SHALL BE SEED WITH NATIVE VEGETATION OR LAWN GRASS TO REDUCE EROSION UPON PROJECT COMPLETION.

6. HEALTHY NEAREST STORM DRAINAGE SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

7. CONTRACTOR SHALL USE VEHICLE TRAILING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES SHALL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS. MOVED WHEN NECESSARY AND REPAIRED WHEN THE SITE IS PAVED.

8. ALL EXCESSIVE EROSION, INCLUDING EROSION OF EXISTING STORM DRAINAGE, SHALL BE STOPPED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF SILT FENCING AND SITE WATERING SHALL BE DONE TO CONTROL DUST.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) DUE TO GRADE CHANGES DURING CONSTRUCTION.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

12. DURING WET WEATHER, CARE SHALL BE TAKEN TO PREVENT PROPERTY DAMAGE. WET WEATHER SHALL BE STOPPED IMMEDIATELY UPON DISCOVERY. INSPECTION OF EROSION CONTROL MEASURES SHALL BE MADE AND REPAIRS WILL IMMEDIATELY BE PERFORMED.

GRADING AND SEDIMENT CONTROL

1. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH THE CITY OF CEDAR HILLS LAND DISTURBANCE ORDINANCE. THE CITY'S STANDARD SPECIFICATIONS, CITY OF CEDAR HILLS LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS, EROSION, SEDIMENT, REVEGETATION AND SEDIMENTATION, AND THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF IOWA, DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF AIR QUALITY.

2. THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS OUTLINED IN THE LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

4. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

5. DUST CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

6. ALL AREAS TO BE REVEGETATED ARE TO RECEIVE REVEGETATION SEEDS WITHIN 21 DAYS OF DISTURBANCE.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

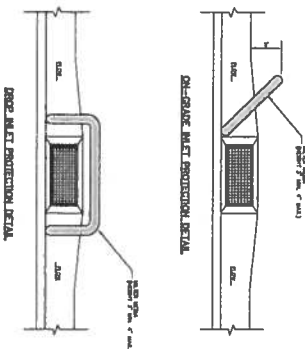
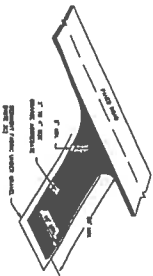
9. ALL CONCRETE TRUCKS ARE TO USE THE DESIGNATED WASHOUT AREAS. FAILURE TO COMPLY WILL RESULT IN A WORK STOP AND THE OFFENDER WILL BE FINED.

10. L.O.D. BARRIERS ARE TO BE IN PLACE AND MAINTAINED UNTIL THE CITY'S ENGINEERING DEPARTMENT PROVIDES A WORK STOP AND THE OFFENDER WILL BE FINED.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

13. THIS PLAN IS TO REMAIN ON SITE DURING ALL CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE SUBMITTED TO CEDAR HILLS CITY.



STANDARDIZED CONSTRUCTION ENTRANCE

ONE-GRADE INLET PROTECTION DETAIL

DROP-INLET PROTECTION DETAIL

BRIDGESTONE PLAT "F"

STORM WATER POLLUTION PREVENTION PLAN

FINAL CONSTRUCTION DRAWINGS

REV. NO.	REVISION DESCRIPTION	DATE

DRAWN: [Signature]

DESIGN: [Signature]

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SURVEYED: [Signature]

DATE: 5/24/13

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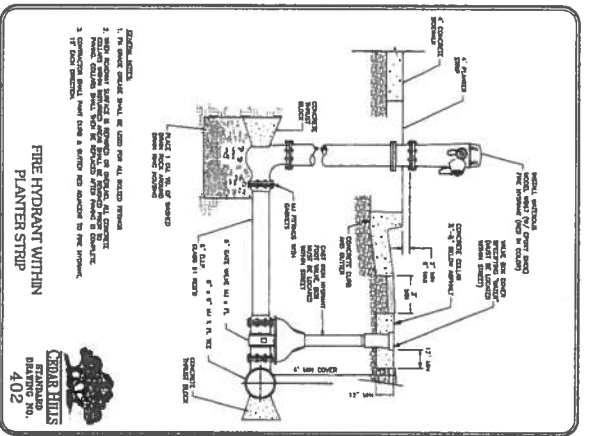
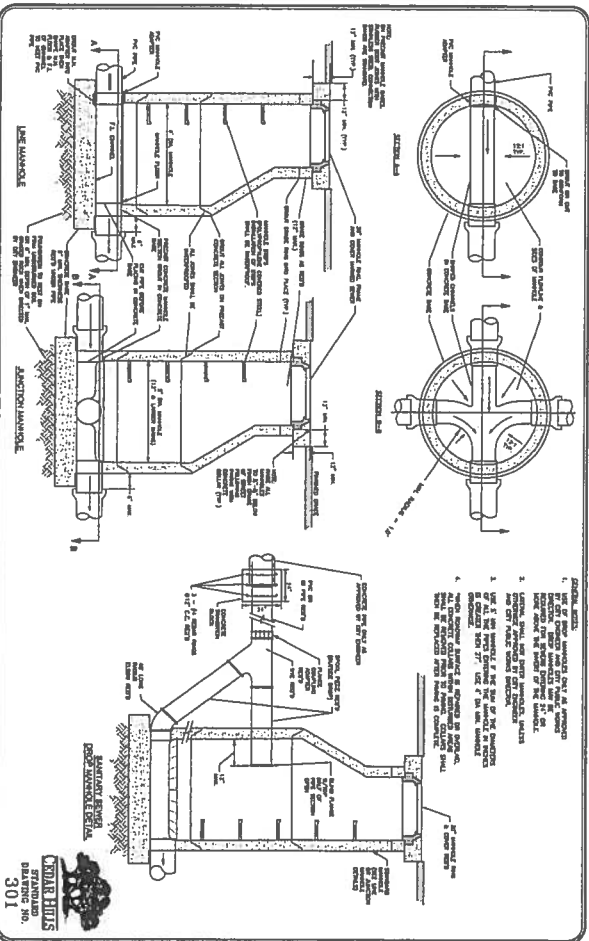
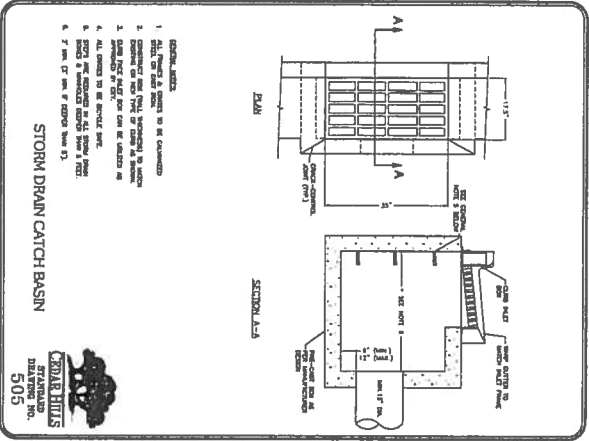
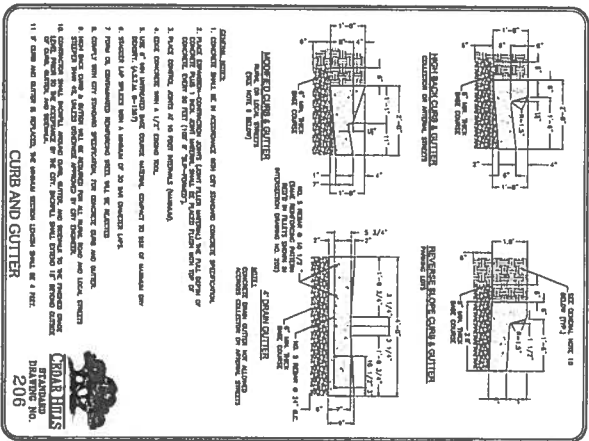
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DATE: 5/15/13

REV. NO.	REVISION DESCRIPTION	DATE

BRIDGESTONE
DETAIL SHEET
FINAL CONSTRUCTION DRAWINGS

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CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	5/23/2013

Planning Commission Agenda Item

SUBJECT:	Review / Action on residential rental properties business licensing code.
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Scott McMahon
BACKGROUND AND FINDINGS: Staff has prepared a business licensing code for non-owner occupied residential rental properties after getting input from the Planning Commission.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: \$65 per business license	
SUPPORTING DOCUMENTS: Proposed Code.	
RECOMMENDATION: n/a	
MOTION: To recommend / not recommend approval of the residential rental properties business licensing code.	

Title 3, Chapter 1, Article H

Rental Dwelling Unit

APPLICABILITY:

In addition to all rules and regulations set forth in Chapter 1 of this title, the regulations contained in this section shall apply to rental dwelling licenses.

DEFINITIONS:

OWNER: The person(s) or entity having ownership.

RENTAL DWELLING UNIT: Any non-owner occupied ~~individual~~ dwelling unit that is used for or designated for use as a **single family** home or residence by one or more persons and available to be rented, loaned, leased or hired out, with or without consideration to be used or occupied as a home or residence.

LICENSE REQUIRED:

- A. It shall be unlawful for any person, as owner, lessee or agent thereof, to own, keep, conduct, operate or maintain any rental dwelling unit within the city without a valid license issued pursuant to this chapter.
 - B. If there is more than one owner, including purchases under contract, each owner shall be jointly and severally liable to obtain the business license for a rental dwelling unit.
 - C. A business license for a rental dwelling unit is not transferable between persons or structures.
 - D. A business license for a rental dwelling unit shall not be required for a rental dwelling unit which is ordinarily owner occupied but is temporarily rented because:
 - 1. The owner is placed in the hospital, nursing home, assisted living center, or similar facility, or
 - 2. The owner has a bona fide, temporary absence of three (3) years or less for activity as temporary job assignments, sabbaticals, or voluntary service. Indefinite periods of absence from the dwelling shall not qualify for this exemption.
-

APPLICATION FOR LICENSE:

All applications for a rental dwelling license shall be made in writing upon the forms provided by the city. In addition to the information required by [chapter 1](#) of this title, an application for a rental dwelling license shall also show:

- A. The street address of each rental dwelling unit owned by the applicant within the city.
- B. A valid e-mail address and phone number for the owner and property manager of each rental dwelling unit.
- C. The maximum number of occupants per rental dwelling unit.
- D. A signed statement certifying the rental dwelling unit's compliance with applicable safety and building codes.

LICENSE FEES:

- A. Required: Owners of rental dwelling units or multiple family dwelling units shall pay the general business license fee. Owners of multiple rental dwelling units shall be required to obtain only one regulatory business license for the operation and maintenance of those rental dwelling units.
- B. Any licensee who acquires or sells any rental dwelling unit within the city after licensure but before renewal shall amend the license within thirty (30) days of acquisition or sale of the rental dwelling unit and shall pay the fees required by this title.
- C. Time of payment: The base business license fee shall be paid at the time of application for a new or renewal license.
- D. Failure: Failure to timely make a payment required pursuant to a payment plan as described above may result in the suspension or revocation of the license and the imposition of penalty fees as set forth in this title.

REVIEW AND APPROVAL PROCEDURES:

The process for review and approval of an application for a rental dwelling license shall be in accordance with [chapter 1](#) of this title.

EFFECT OF LICENSE ISSUANCE:

The issuance of a rental dwelling unit license shall not have the effect of changing the legal status of a rental dwelling, including but not limited to: a) legalizing an illegally created dwelling unit, use, or other circumstances; or b) recognizing the nonconforming use, structure or other nonconformity.

INSPECTIONS:

- A. The business license official or their designee shall be permitted to make an inspection of any rental dwelling unit prior to any rental dwelling unit license being issued or renewed of any rental dwelling unit licenses, or to enforce any of this title or any other applicable statute or ordinance. ~~and may enter the building or may enter upon the premises during regular business hours; or, if there are no regular business hours, the business license official or their designee shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry.~~ The business license official or their designee shall provide the property owner or property owner's representative and tenant a minimum of seventy-two (72) hours prior notice before the inspection. The tenant shall be allowed to be present during any inspection of the rental dwelling unit. Prior notice shall be in writing and served in person or by certified mail with return receipt. If the property owner or other responsible person refuses to allow an inspection, the business license official or their designee may obtain and execute a search warrant.
- B. No owner, occupant, or any other person having charge, care, or control of any building or premises shall fail or neglect, after proper request is made as herein provided, to properly permit entry therein by the business license official or their designee for the purpose of inspection and examination to ensure compliance with this title.

PENALTY:

Any person or party violating any of the provisions of this chapter shall be guilty of a class B misdemeanor and subject to penalty as provided in section 3-1-18 of this code. Each separate day a person violates any provision of this chapter shall be a separate violation.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	5/23/2013

Planning Commission Agenda Item

SUBJECT:	Discussion / Review on Review and approval of conditional use permits.
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Scott McMahon, Code Enforcement Officer
BACKGROUND AND FINDINGS: Staff requesting input on conditional use permits, and the designated review body for specific permits.	
PREVIOUS LEGISLATIVE ACTION: Ord. 3-4-2008A	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: List of current city conditional use permits	
RECOMMENDATION: n/a	
MOTION: This item is a discussion item only. No motion is necessary at this time.	

CONDITIONAL USES

The following buildings, structures and uses of land shall be permitted upon compliance with the applicable requirements of this title and after approval has been given by the designated review agency:

Accessory apartment.

Assisted living facility for elderly persons.

Bed and breakfast facility, when approved by the planning commission, subject to the prior approval of a site plan for the use and a finding of compliance with the conditions and limitations set forth in section [10-5-25](#) of this title.

Conventional subdivision projects, subject to compliance with the applicable provisions of this zone and the city subdivision ordinance.

Fences, walls and hedges subject to the requirements of section [10-5-18](#) of this title.

Flexible design subdivision projects.

Home occupations, subject to the provisions of [title 3, chapter 1](#) of this code.

Large animal units. All barns, sheds, coops, pens, hutches, paddocks, stables, corrals or similar structures used for the enclosure, housing, or confinement of animals in a large animal unit shall be located not less than one hundred feet (100') to an existing dwelling on an adjacent lot.

Minor utility transmission lines and facilities included as an integral part of an approved subdivision or planned residential development within the zone.

Motor vehicle roads and rights of way subject to compliance with city standards for design and construction for such uses and upon approval of a site plan by the planning commission.

Planned residential developments subject to compliance with the applicable requirements of [chapter 6, article B](#) of this title.

Premises occupations, subject to the provisions of section [3-1E-1](#) of this code.

Residential facility for handicapped persons.

Single-family dwellings, conventional construction, subject to compliance with the conditions of the zone and approval of a site plan by the planning commission.

Single-family dwellings when located on an existing "lot of record", subject to compliance with the provisions of section [10-4G-8](#) of this article, relating to minimum standards for nonconforming lots, approval of a site plan in accordance with the provisions of section [10-4G-7](#) of this article, and conformance with the other applicable requirements of this zone.

Single-family dwellings when located upon a lot within an approved planned residential development or flexible design subdivision, subject to approval of a site plan in accordance with the provisions of section [10-4G-7](#) of this article and conformance with the applicable requirements of this zone.

Small animal units. See section [10-5-33](#), "Small Animals Or Fowl", of this title.

Townsite residential projects, subject to the provisions of [chapter 6, article D](#) of this title. (Ord. 1-13-93A, 1-13-1993; amd. Ord. 2-17-98A, 2-17-1998; Ord. 8-17-2000A, 8-17-2000; 2004 Code; Ord. 9-18-2007A, 9-18-2007; Ord. 7-8-2008B, 7-8-2008; Ord. 1-19-2010A, 1-19-2010; Ord. 11-9-2010B, 11-9-2010; Ord. 9-20-2011B, 9-20-2011; Ord. 1-3-2012B, 1-3-2012, eff. 2-21-2012)

Water, sewer and utility transmission lines and facilities required as an incidental part of a conventional subdivision, flexible design subdivision, planned residential development or other approved development project in the zone, and approval by the city council. (Ord. 2-17-98A, 2-17-1998; amd. 2004 Code; Ord. 9-18-2007A, 9-18-2007; Ord. 1-19-2010A, 1-19-2010; Ord. 11-9-2010B, 11-9-2010; Ord. 9-20-2011B, 9-20-2011; Ord. 1-3-2012B, 1-3-2012, eff. 2-21-2012)

Wireless telecommunication facility that conforms to the development standards shall be a conditional use in any zone.

10-6A-2: USE REQUIREMENTS:

- A. Conditional Uses: Buildings, structures and uses of land listed as conditional may be permitted within a planned commercial development project, subject to compliance with applicable requirements of this title and those contained within the document "Guidelines For The Design And Review Of Planned Commercial Development Projects", and after approval has been given by the designated review agency.

A more detailed description of the land use districts (neighborhood retail, mixed use

office/retail, and mixed use office) can be found in section 3.1 of the "Guidelines For The Design And Review Of Planned Commercial Development Projects".

<u>Use</u>	<u>Neighborhood Retail</u>	<u>Office/ Retail</u>	<u>Office</u>
Accessory buildings and facilities ¹	C	C	C
Antique shop	C	C	—
Art shop and/or artist's supplies	C	C	—
Assisted living, convalescence home	—	C	C
Automobile lube center	C	—	—
Automobile wash	C	—	—
Baby supplies	C	C	—
Bakery	C	C	—
Banks	C	C	C
Barbershop	C	C	C
Beauty parlor	C	C	C
Bicycle shop	C	C	—
Bookstore	C	C	—
Catering establishment	C	—	—
Check cashing	C	—	—
Churches	—	C	C
Clothes cleaning, dyeing and pressing, retail	C	—	—
Community services	C	C	C
Convenience market with or without gas station	C	—	—
Dance studio	C	C	C

Drive-through windows	C	C	—
Drugstore	C	C	—
Fast food establishments	C	C	—
Floral shop	C	C	—
Food sales	C	C	—
Garden supply	C	C	—
Hardware store, not including outside storage of lumber or building materials	C	—	—
Hobby and/or craft store	C	C	—
Home improvement center	C	C	—
Interior decorating store	C	C	—
Jewelry store	C	C	—
Laundry, automatic, self-help	C	C	—
Locksmith	C	C	—
Movie theater	C	C	—
Music store	C	C	—
Pet grooming without boarding	C	C	—
Pet shop	C	C	—
Photographer and/or sale of photographic supplies	C	C	—
Preschool, daycare	C	C	C
Professional office	C	C	C
Recreational facilities and uses	C	C	C
Residential, attached units	C ²	C ³	C ⁴

Restaurants	C	C	—
Sexually oriented business	C	—	—
Signage	C	C	C
Sporting goods	C	C	C

Notes:

1. Accessory buildings and facilities, such as landscape features, storage buildings and garage structures that are customarily used in conjunction with and incidental to a primary use within the project and that do not substantially alter the character of the project or use within the project.
2. When ancillary to a retail use (ancillary = subordinate, subordinate is less than 50 percent of any given structure), residential is permitted only on the second level of the structures.
3. When ancillary to a retail or office use (ancillary = subordinate, subordinate is less than 50 percent of any given structure), residential is permitted only on the second level of the structures.
4. As an independent development.

(Ord. 6-5-2007A, 6-5-2007; amd. Ord. 8-5-2008B, 8-5-2008; Ord. 2-17-2009A, 2-17-2009)

- B. Approval: All requests shall be made to the city for the review and approval of the planning commission. The request shall include all pertinent documents pertaining to the requested land use.

The planning commission shall review and give final approval for all commercial conditional land uses based upon the "Guidelines For The Design And Review Of Planned Commercial Development Projects", the uses listed in subsection A of this section as well as any applicable information.

- C. Appeals Or Requests For Exceptions: Appeals or requests for exceptions for any of the requirements listed herein shall be made, in writing, to the city manager or his/her designee. Appeals to the planning commission's decision shall be made within ten (10) days of receipt of the planning commission's action. Failure to request an appeal as provided shall constitute a waiver to such hearing and a waiver of the right to appeal.

Appeals to any action made by the planning commission for planned commercial development projects and specifically land uses will be heard by the city council of the City of Cedar Hills, which shall be the appeal body in this area. (Ord. 6-5-2007A, 6-5-2007)

Townsite residential projects	
Water, sewer and utility transmission lines and facilities	
Wireless telecommunications facilities	
	211 Rental properties
	172 Home offices
	28 Home businesses
	18 Commercial businesses
	4 Solicitor licenses